

Your property is almost ready to go live on the market!

Before we proceed, please take a moment to review the details below. These will be used for your online listing, brochure, and all other marketing materials.

It's important that all information accurately reflects the property and includes everything required under your terms, including the *Vendor Disclosure Statement*.

Thank you for your attention to this –
we're excited to take the next step with you!

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Your Property Description

Situated on the edge of the highly sought-after market town of Southam, this attractively presented and spacious three-bedroom townhouse offers versatile accommodation arranged over three floors. With a wealth of space and flexibility throughout, this appealing home has plenty to offer its next owners.

Ground Floor:

- Upon entering the property, you are welcomed into an entrance hall, which provides access to the various rooms within the home.
- Situated at the front of the property, you will find a spacious and modern kitchen/diner. The kitchen is fitted with a range of wall and base units, providing ample storage, and benefits from an integrated fridge/freezer, washing machine, electric oven and gas hob. There is also plenty of space for a family dining table, making this a practical and sociable space for everyday living and entertaining.
- Leading through to the rear of the property, you will find a bright and airy lounge, beautifully filled with natural light thanks to the French doors that overlook and provide access to the rear garden. This inviting space offers the perfect setting for relaxing and unwinding.
- The ground floor accommodation is further complemented by a convenient guest W/C.

First Floor:

- The first floor is home to bedrooms two and three. Positioned to the rear of the property, bedroom two is a well-proportioned double room, currently utilised as a second reception room. The room is further complemented by useful built-in storage.
- Bedroom three is a good-sized single room, currently arranged as a home office, but equally well suited to use as a nursery or dressing room, depending on the needs of its next owners.

Your Property Description Continued ...

- The family bathroom is conveniently positioned between bedrooms two and three and is finished to a modern standard, in keeping with the rest of the home. The suite comprises a bath with shower over, hand basin, WC and heated towel rail, creating a stylish and practical space for everyday use.

Second Floor:

- Occupying the top floor, the impressive main bedroom offers substantial proportions and generous double accommodation. The room leads through to a fully fitted dressing area before continuing into the en-suite shower room, creating a well-appointed and private retreat that adds a real sense of luxury to this lovely home. The top floor also benefits from useful eaves storage

Garden, Exterior & Further Property Information:

- Leading outside, this lovely home further benefits from an enclosed rear garden, predominantly laid to lawn with a patio area, providing the perfect setting for alfresco dining and entertaining guests throughout the summer months.
- This lovely home further benefits from an EV charging point, two parking spaces, gas central heating and double glazing throughout. Ideally positioned for families, the property is just a short walk from highly regarded local schools, a leisure centre and the wide range of amenities the town has to offer, with a children's park also conveniently located nearby.
- Surrounded by the beautiful South Warwickshire countryside and with a wealth of local amenities on its doorstep, this lovely home offers the perfect balance of rural charm, community living and everyday convenience.

Your Property Description Continued ...

Important Property Information:

Tenure: Freehold

Council Tax Band: C

Local Authority: Stratford On Avon District Council

EPC: B

Maintenance Charge: £305.90 per annum

Your Property Photos















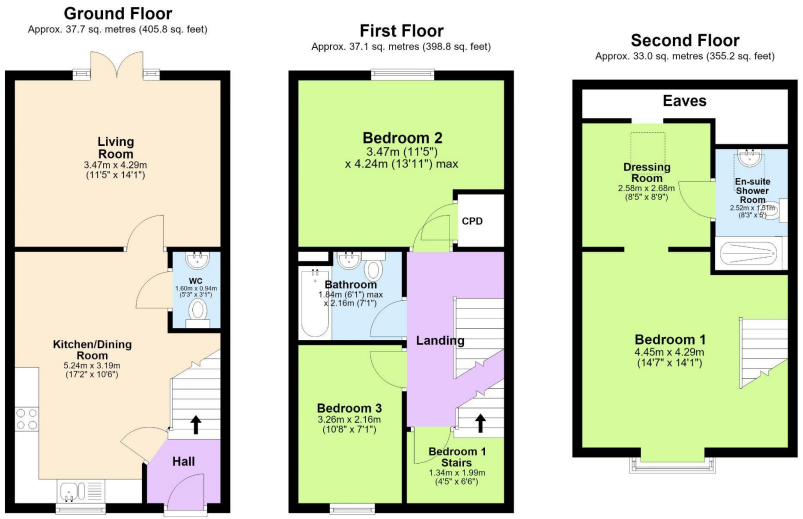







Please note: This is a selection of your photography and there may be further shots in keeping with that you see here of other rooms/features within the home depending on the size of the property.

Floorplan:



Total area: approx. 107.7 sq. metres (1159.8 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.

This floorplan is for illustrative purposes only and should not be relied upon as an exact representation of the property's dimensions.

EPC Graph



The following EPC graph (obtained via the gov.uk website) will be displayed on your marketing material and is a legal requirement.

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Vendor Disclosure Statement

The details provided in this document will be used across all marketing materials for your property.

Please respond to this email to confirm that the information is accurate and reflects the property as outlined in your terms of service including the Vendor disclosure statement and once we have received this from all Vendors, the property will go live on the market.

If any details are incorrect or do not accurately represent the property, kindly notify us via email so we can make the necessary amendments.

We look forward to getting your property live and beginning the search for your buyer. Your agent, Darren, will keep you updated on progress once the property is live. In the meantime, if you have any questions or need assistance, please don't hesitate to get in touch on 01926 81 82 88 or via email at darrenf@insidehomeslimited.co.uk

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